AVISON YOUNG

FOR SALE

PETRO-CANADA FUEL STATION

73 Superior Street, Devon, AB | **RECEIVERSHIP SALE**



EXECUTIVE SUMMARY
Receivership Sale

Avison Young is pleased to present the exclusive opportunity to acquire a 100% freehold interest in Petro-Canada Fuel Station (the “Property”), located at 73 Superior Street, Devon, Alberta.

The Property consists of a 2,900 square foot convenience store with an additional 1,893 square foot fuel canopy, situated on a 0.34-acre site. Zoned C3 “Commercial Corridor”, the Property benefits from strong visibility from Highway 60 and accessibility within Devon’s primary commercial node. Tenanted by DP Oil OP Ltd. o/a Petro-Canada, the fuel banner provides national brand recognition and consistent customer traffic.

Strategically positioned along Highway 60, within Devon’s established retail corridor, the Property is surrounded by complementary commercial uses and benefits from steady local traffic and residential density in the immediate trade area. The site configuration supports efficient vehicular circulation and strong street presence, making it a key service-oriented destination within the community.

This offering represents an opportunity to acquire a well-located fuel and convenience asset in a stable Alberta market.

Please contact a member of the advisory team for additional information.

REED NEWNHAM
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

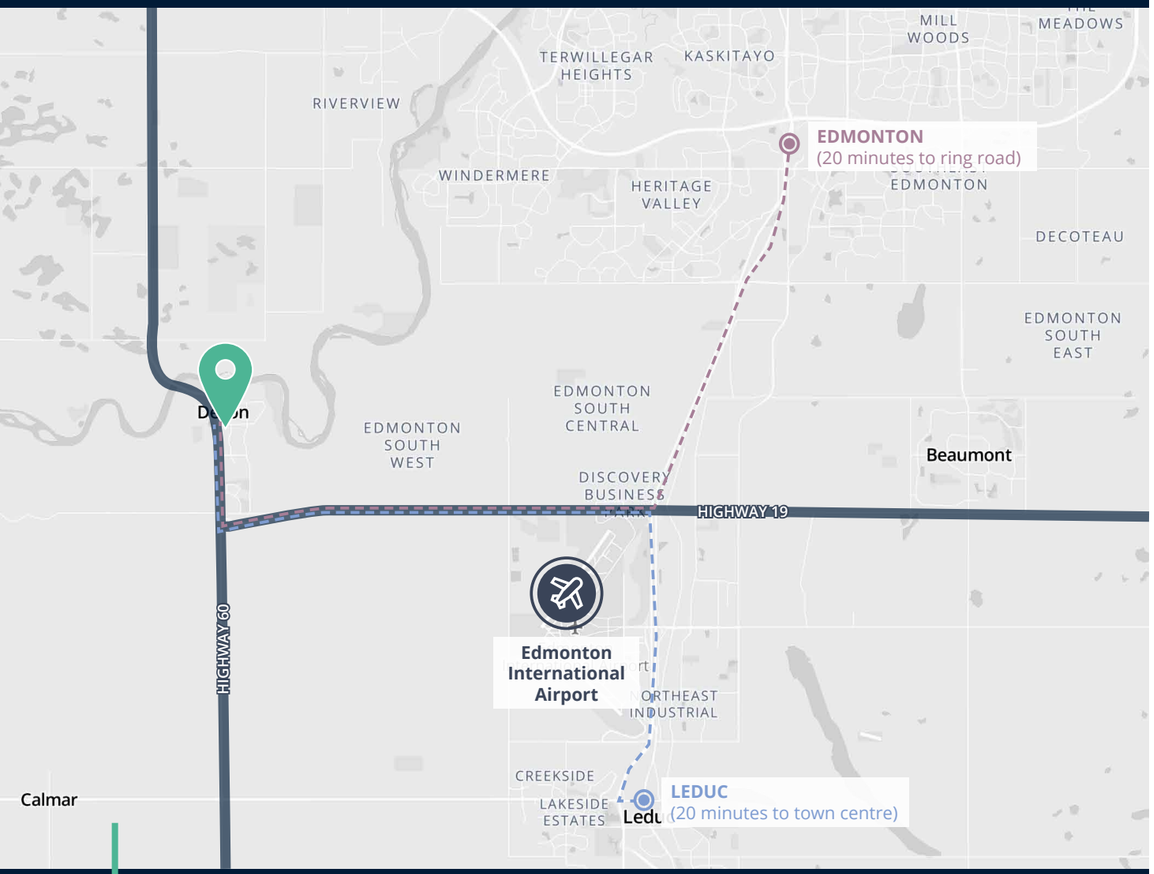
JAMES ROBERTSON
Principal
+1 780 246 1832
james.robertson@avisonyoung.com

SIGN CONFIDENTIALITY AGREEMENT

LOCATION OVERVIEW

CONNECTIVITY

The Property is strategically located in the Town of Devon, approximately 26 kilometres southwest of Edmonton, with direct access to Highway 60 and close proximity to Highway 19. These key transportation corridors provide efficient north-south and east-west connectivity to Edmonton, Leduc, Nisku Industrial Business Park, and the Edmonton International Airport. The location benefits from strong commuter traffic and serves as a primary fuel and convenience stop for residents, industrial workers, and regional travelers within the Greater Edmonton Area.



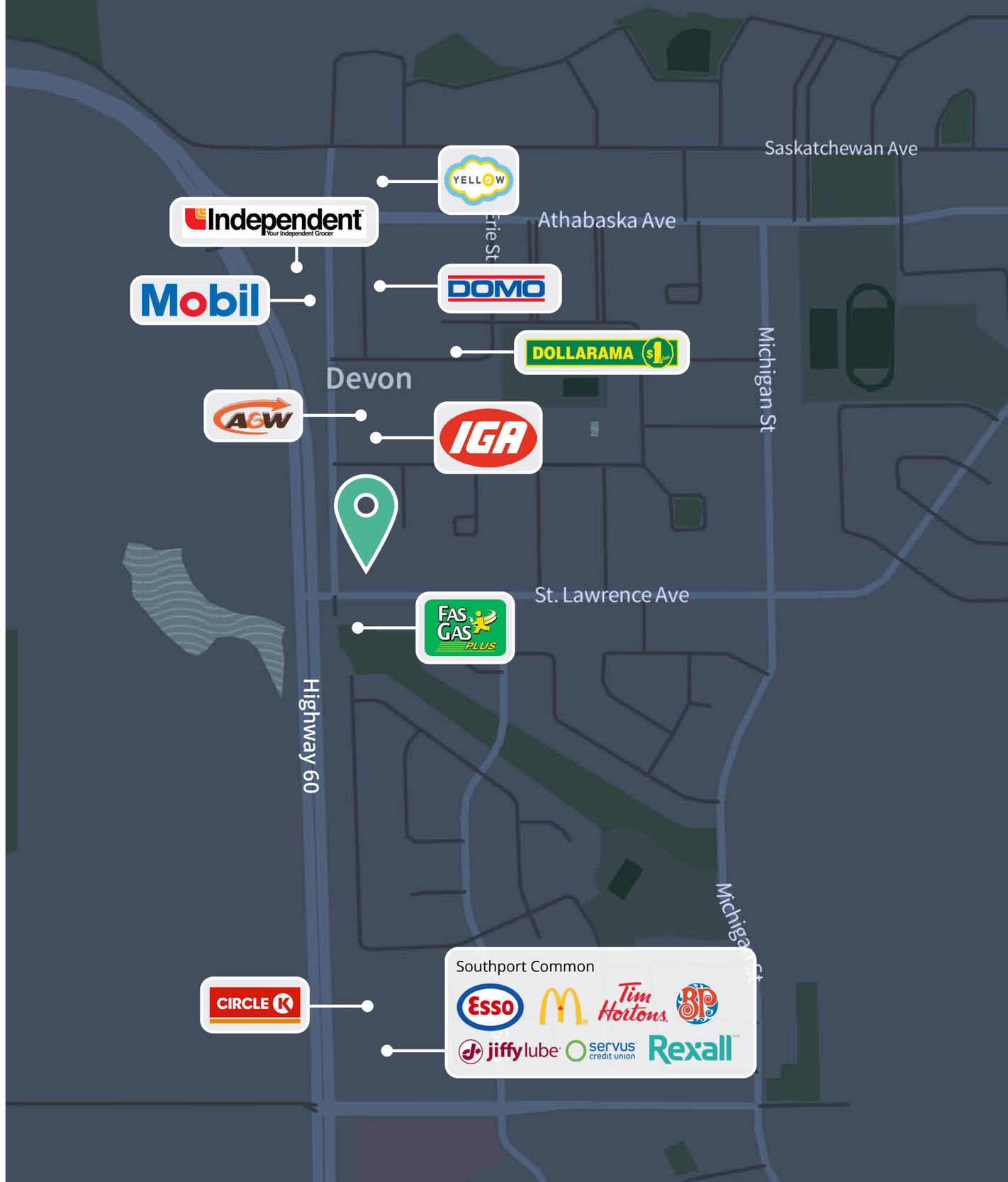
DRIVE TIMES

15 MINS
NISKU

20 MINS
WEST EDMONTON

20 MINS
SOUTH EDMONTON

20 MINS
LEDUC



PROPERTY OVERVIEW

PETRO-CANADA FUEL STATION

MUNICIPAL ADDRESS
73 Superior Street, Devon, AB

LEGAL DESCRIPTION
3494TR;17; 9B,9C

SITE SIZE
0.34 acres

LAND USE
C3 - Commercial Corridor

LEASEABLE AREA
C-Store: 2,900 SF Canopy: 1,893 SF

FUEL BANNER AND TENANTS
DP Oil OP Ltd. o/a Petro-Canada

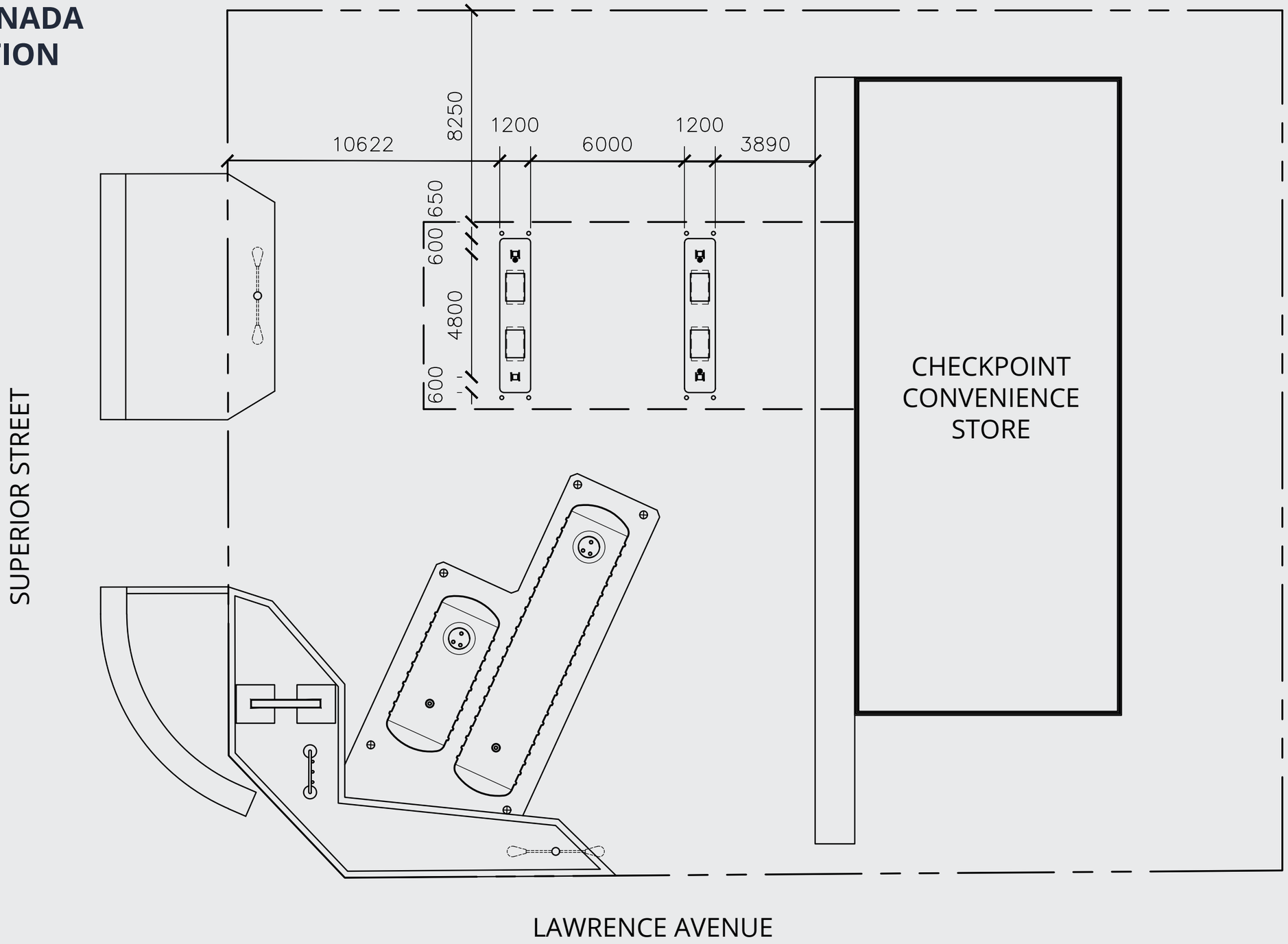
MECHANICAL SYSTEMS
Fuel Pumps: 4-dual dispensing fuel pumps
Underground Tanks: 25,000 L & 50,000 L

FUEL SUPPLY AGREEMENT
Term: December 2034

TRAFFIC COUNT
16,557 AADT (Highway 60)

SITE PLAN

PETRO-CANADA FUEL STATION



GET IN TOUCH.

EDMONTON CAPITAL MARKETS

Reed Newnham
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

James Robertson
Principal
+1 780 246 1832
james.robertson@avisonyoung.com

Kelsey McBain
Senior Associate, Brokerage Services
+1 587 936 2795
kelsey.mcbain@avisonyoung.com

Eric Reji
Financial Analyst
+1 587 566 4400
eric.reji@avisonyoung.com

Sky Ferguson
Client Services Coordinator
+1 587 442 3656
sky.ferguson@avisonyoung.com

Visit us online
avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

AVISON YOUNG